

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Kathryn Welch
Sent: 27 January 2022 13:24
To: 'Andy ashton' [REDACTED]
Subject: RE: 102 Middleton Road - M/107/21/HH

Hi,

If you'd like me to explain further please give me a call, my direct line can be found below.

Kind regards,

Kathryn Welch
Planning Officer, Planning Department

T: 01903 737789
E: kathryn.welch@arun.gov.uk



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From: Andy ashton [REDACTED]
Sent: 27 January 2022 12:50
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Re: 102 Middleton Road - M/107/21/HH

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Kathryn I'm totally lost now , we just wanted to have a metre of tile then the thatch ,

Sent from my iPhone

On 27 Jan 2022, at 12:44, Kathryn Welch <Kathryn.Welch@arun.gov.uk> wrote:

There will be a valley in between your existing roof and the proposed, unlike tiles to two can't just abut each other with a small amount of lead work to weather the roof, as the thatch will rot. As I've now discovered each element of the thatched roof needs to have a complete eaves and overhang detail, to enable rainwater to drain away freely. So the two elevations i.e. of the south facing roof and western return, will never meet as they will be two separate roof planes (you'll probably have a much larger expanse of leadwork when compare to a tiled roof) but this will need to be shown on you planning application otherwise you will not build the roof to plan.

Kind regards,

Kathryn Welch
Planning Officer, Planning Department
<image010.jpg>
T: 01903 737789
E: kathryn.welch@arun.gov.uk

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From: Andy ashton [REDACTED]
Sent: 27 January 2022 12:00

To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Re: 102 Middleton Road - M/107/21/HH

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Hi Kathryn, thanks for the email , not sure what he means about a valley , it's only on one side so no valley , also will be Dorset model like the existing roof , I have contacted my thatcher and sent him the plans to see if it's possible, thanks Andy .

Sent from my iPhone

On 27 Jan 2022, at 11:01, Kathryn Welch <Kathryn.Welch@arun.gov.uk> wrote:

Dear Andy,

Please see the response below from Building Control.

I also spoke with our building control officer as I didn't necessarily think that this answered the all important question in relation to safety and the threat of fire spread onto the neighbour property, which we know is of importance to the Committee. He expressed he didn't have any concerns in relation to the spread of fire and was mainly concerned with the practicalities of the build.

He suggested that you get a thatcher to think about the details required in relation to the horizontal and vertical points at which the tiles and thatch meet and a the valley junction between southern and western elevations, as he didn't think it was possible to build the structure as it was shown on the drawings. So he was really was more concerned that you'd have to reapply for planning as the onsite built structure wouldn't accord with approved plans.

I hope this information is of assistance,

Kathryn Welch
Planning Officer, Planning Department
<image002.jpg>
T: 01903 737789
E: kathryn.welch@arun.gov.uk

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From: Paul Scamans <Paul.Scamans@arun.gov.uk>
Sent: 26 January 2022 10:48
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: 102 Middleton Road - M/107/21/HH

Dear Kathryn,

Any new building work involving thatch which is close to the boundary should use the Dorset model.

The 1m of tiled roof just appears to be a device to remove the thatch overhang on the boundary. The hybrid roof covering would still need the Dorset Model (the rafters support both the tiles and the thatch).

The remaining issues would be of a practical nature, e.g. constructing and supporting the narrow strip of thatch along the rear edge (see side elevation), creating a weatherproof transition between the thatch and tiles (sufficient overlap), creating the horizontal section of valley between bedroom 4 and the new bedroom (item raised in a previous email).

Kind regards

Paul Scamans
Principal Building Control Surveyor (East), Technical Services
<image002.jpg>
T: 01903 737642
E: paul.scamans@arun.gov.uk

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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Sent: 25 January 2022 15:10
To: Paul Scamans <Paul.Scamans@arun.gov.uk>
Subject: FW: 102 Middleton Road

Dear Paul,

I hope you are well. You may remember being asked to comment on a planning application for an extension to a thatch roof property along Middleton Road in December. The application was withdrawn, not on its planning merits but as it was

clear to see that the committee would not be satisfied with a thatched roof being located approx. 600-900mm away from a shared boundary.

The applicant has now amended their plans to show 1m's worth (overhang up towards ridge) of tile finish to the affected area of roof. The rest of the proposed thatch, along with the existing construction, will be constructed using the Dorset method. I attach plans of the latest proposal showing the alterations to the finish. It can be seen that most of the western elevation will now have 1m of tile finish with thatch above, there will be a small amount of return from the thatch covering on the southern elevation.

Expecting we may receive comments from Councillors relating to the thatch again we would like to be in a strong position to alleviate their concerns. Do you see any major issues relating to the thatch, which would potentially make it difficult to obtain BC approval?

Many thanks for your comments,

Kathryn Welch

Planning Officer, Planning Department

<image006.jpg>

T: 01903 737789

E: kathryn.welch@arun.gov.uk

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From: Andy ashton [REDACTED]

Sent: 25 January 2022 14:07

To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Subject: Re: 102 Middleton Road

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<image023.png>

Sent from my iPhone

On 25 Jan 2022, at 14:03, Kathryn Welch
<Kathryn.Welch@arun.gov.uk> wrote:

Dear Mr Ashton,

I'm just taking a look at your new proposal for the extension at 102 Middleton Road. Unfortunately the scale of the image provided is far too small for me to see any details, would it be possible to send a pdf (or similar) over?

Kind regards,

Kathryn Welch

Planning Officer, Planning Department

<image010.jpg>

T: 01903 737789

E: kathryn.welch@arun.gov.uk

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